



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Planning Board Agenda

Wednesday, August 3, 2016

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Conceptual Consultation

Case 2016-27 Open Space Subdivision/WWPD Special Permit 90 London Bridge Road & Bear Hill Road (Lot 20-D-1200 & 20-E-300)

The application is proposing a 21 lot subdivision with three open space lots for a total of 24 lots.

Public Hearings - Continued from July 20, 2016

Case 2016-21 Minor Site Plan/Change of Use Application 49 Range Road (Lot 18-L-400)

An application for a Minor Site Plan/Change of Use has been submitted for 49 Range Road (Lot 18-L-400) in the Professional, Business and Technology District and Cobbetts Pond & Canobie Lake Watershed District. The Applicant, Peter Zohdi, Edward N. Herbert Associates, Inc., on behalf of Mashop Develop, is proposing to change Units A-C in Building II from the approved use of medical office to a proposed dance studio. No exterior changes are proposed. Waiver from Section 703.2.4 of the Site Plan Regulations has been requested. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan & the application will be heard as a Preliminary Major Site Plan Application.

Public Hearings

Case#2015-3 Wood Meadows Subdivision Compliance Hearing

A compliance hearing is being held for Case #2015-10/Wood Meadows Subdivision Lots 25-R-6000/6250/6260/7000/7050/8002/8005/8010/9000, located in the Rural District, Wetland and Watershed Protection District, and the Cobbetts Pond and Canobie Lake Protection District. The applicant, Peter Zohdi, of Edward Herberts Associates, on behalf of the property owner, Wood Meadow Land Development, LLC and Harding Realty Trust, is requesting a compliance hearing on the legal documents for the conservation land/open space land quickclaim deed to be deeded to the Town Conservation Commission, as is required by the 7/1/15 Planning Board Conditional Approval.

Case #2016-10 Final Major Site Plan and WWPD Special Permit 11-A-520 & 11-A-530 (13 & 15 Indian Rock Road)

A Final Major Site Plan and WWPD Special Permit Application has been submitted for 13 & 15 Indian Rock Road (11-A-520-11-A-530) in the Village Center and WWPD Districts. The applicant, Karl Dubay, of The Dubay Group, on behalf of Village Center Properties, LLC, is proposing 3 buildings: Building A is for 2,200 sqft bank, Building B is for 1,860 sqft retail, and Building C is for a 2-story 12,600 sqft (6,300 sqft each floor) retail and office. The WWPD Special Permit is for 11,563 sqft of parking and 6,722 sqft of building. There is shared parking and access across the two parcels

No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board's written materials, written/mailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written/mailed statements received after that time.

Financial Guarantee – Walkers Woods

Meeting Minutes – Review and Approve

- July 13, 2016
- July 20, 2016

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Adjournment

Next Meetings:

August 10th

August 17th

August 31st